



# Columbus Point

(MANAGEMENT COMPANY) LTD

## SEPTEMBER 2017

### WATER FEATURE MATTERS

#### Leak detection

Investigations to trace the loss of water that led to Leg 2 being closed for 3 weeks in July and August have revealed a number of possible causes. At present, it is considered that the most likely cause for the excessive demand and loss of water is from pipework which became redundant in 2014-15 when a new pipework run to the fountains was installed. Remedial work has been carried out. Leg 2 has been holding water since the repairs (18 August) and the fountains have been switched on again, and the whole feature has been fully operational since 25 August.

Having ruled out one or two other areas of concern, part of the excavated path on the San Juan Court side of Leg 2 has been relaid but there is some further excavation around the cauldron. This area is surrounded by barriers for safety and may have to be left open for a short while longer pending further investigations.

Although all the signs are that the problem has now been traced and solved, it is prudent to complete all the investigations before confirming so.

#### Legs 1 and 3

During the investigations mentioned above, legs 1 (Dominica Court/St Kitts Drive) and Leg 3 (San Juan Court/Santa Cruz Drive) have continued to run smoothly.

Jet 2 in Leg 1 needs height adjustment. It is hoped that this will be carried out during 1 September's maintenance visit.

In-pool lights 1 and 2 in Leg 3 are scheduled to be repaired when the leg is drained down for the recoating of the feature as part of the refurbishment project scheduled to take place next year.

#### Anemometers

The anemometers (wind sensors) on all 3 legs are designed to switch off the jets and fountains during strong wind to prevent overspray onto the paths and to reduce evaporation. None are working at present.

The reason for this is being investigated and it is hoped that they will all be working as soon as possible.

#### Path Lights Refurbishment

This third element of the refurbishment project started in May. The contractors continue to work their way around the feature, removing and replacing individual path lights with a view to maintaining safe lighting at night. So far 45 lights have been replaced and another 30 have

been taken away for treatment and repainting. The latest tranche should be returned in the 2nd week of September. It is likely that just one more group of lights will be removed after that.

The two badly rusted lights at the top of leg 2 (either side of the path leading to the outer harbour promenade and where there is a dark spot) will have new lamps installed, mirroring the downward lamps. The new lamps will illuminate the path and grass up towards the promenade and provide additional light at night.

CPMCL and the contractors thank members, particularly those overlooking leg 2, for their patience during this inconvenience.

## **COMPANY MATTERS**

### **Questions, complaints and comments**

The Deed of Covenant between CPMCL and each member is a contract. Each property, no matter how many registered owners, is “a member”. CPMCL does not have a Deed of Covenant with any other entities. Being owned and run by its members, it is obliged to respond only to its members.

If members have any questions, complaints or comments about CPMCL, its business, how it is run and the water feature, these should be directed to CPMCL ([directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)) or the company secretary ([companies@fellreynolds.com](mailto:companies@fellreynolds.com)) and not to third party organisations. This is how CPMCL interacts and intends to continue to interact with its members.

### **Service Charge**

Members who wish to avoid the additional charges involved in debt collection or court costs should pay their service charge now. Contact Debbie Harding at Fell Reynolds to do this over the telephone or for BACS information ([accounts@fellreynolds.com](mailto:accounts@fellreynolds.com) or 01303 228688).

### **Communication**

If there is any urgent news to report to members, it will normally be uploaded urgently to the water feature’s website, [www.waterfeature.eu](http://www.waterfeature.eu)

Some new members have not joined the mailing list and rely on sometimes incorrect word of mouth about the water feature and particularly the recent closure of Leg 2 for the investigative work to be carried out. If you are not on the mailing list you will not know what is happening and why.

Please join the mailing list by sending a request to [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk). In the meantime, an easy-to-print version of the bulletin can be found on our website [www.waterfeature.eu](http://www.waterfeature.eu). If you know of a new owner or someone who does not have access to the internet living close by, please print off a copy and deliver it to them.

### **The Directors**

#### **CPMCL**

[www.waterfeature.eu](http://www.waterfeature.eu)